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Redevelopment Board Minutes 05/02/2011

Minutes of Monday, May 2, 2011
Arlington Redevelopment Board
2nd Floor Conference Room, Town Hall Annex
Approved : 6-6-11

Members Present:
Michael Cayer
Ted Fields
Bruce Fitzsimmons
Christine Scypinski
Andrew West

Also present were members of the public.

The meeting was called to order by Bruce Fitzsimmons at 6:40PM.

Mr. Fitzsimmons took up the matter of the Symmes redevelopment project. He then stated that the Board needed to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body, and would enter executive session. Mr. Fields moved to enter executive session and Mr. Cayer seconded the motion. A roll call vote was taken with Mr. West voting yes, Ms. Scypinski voting yes, Mr. Fields voting yes, Mr. Cayer voting yes, Mr. Fitzsimmons voting yes.

The open session was resumed at 7:05 PM by the Vice Chairman, Mr. Fitzsimmons, following the close of executive session on a roll call vote.

The Board then heard the 100% design review details presented by the Wood Partners team. Architect Brian O'Connor explained the changes since the 50% design review, including concrete masonry with a limestone appearance instead of hardi-board. The material was called ground-faced block by Jandris, O'Connor said. Color options would be presented at the following May 16 meeting for signage and lighting approval. Mr. West commented that the new finish was a positive direction. Mr. Fields asked that the applicant confirmed the retail windows would not be blanked out with advertising or film. Ms. Grady agreed that the windows would stay transparent and would not be blocked. Mr. West asked that sheet C9B be revised to soften the last step of the stair landing near the parking lot from the ramp, with edges curved out, or flared, noting that it would be a better feature. Mr. O'Connor agreed. Mr. Cayer moved to approve the 100% design, as amended subject to subsequent signage, lighting and stair landing details and the sign for Mill Brook being submitted at a future meeting. Mr. Fields seconded and all voted in favor.

The Board then turned to nominations for chair and vice chair for terms to complete the year. Mr. West nominated Mr. Fitzsimmons for Chairman. Ms. Scypinski seconded. Mr. Cayer moved to amend the motion so the term would end after Annual Town Meeting 2012. The motion as amended was approved, and all voted in favor. Mr. Cayer then nominated Mr. West for Vice Chairman, for the same term. Mr. Fields seconded, and all voted in favor. Mr. West recognized Mr. Loreti's term, saying he had done a great job as Chairman, and highlighted the 30-50 Mill Street review and his work on the zoning bylaw and Board of Survey regulations. Mr. Fitzsimmons agreed saying Mr. Loreti was always well prepared and did a great service to the Town. All agreed.

Mr. Fitzsimmons then turned to the Jefferson Apartment Group (JAG) represented by Sandi Silk, Jim Butz, and James Duncan. Mr. Duncan handed out an updated overview. He commented that JAG could develop the project faster than others, because they are under contract with the mortgage holder to buy the note, and they would build as permitted. The Board asked if JAG's staff had experience with condominium development and conversion. Mr. Duncan replied not yet. When asked when condominium conversion might start, Mr. Butz responded that condos were difficult to finance by a national bank, and the pre-sale requirement is 50 – 70% before they would fund a developer's debt. The Board then asked about JAG's request to deviate from the rents set in the approved regulatory agreement. The Board asked who would be construction manager. Mr. Duncan replied that someone working for Bob Timmons plus Sandi Silk. JAG elaborated that a third party general contractor would fill the role, explaining the difference between a construction manager vs. a development manager, who would both be on site two to three times per week. Mr. Fitzsimmons commented that although there is no requirement to meet Leadership in Energy and Environmental Design (LEED) standards, there was a market for it. He asked if they would build to LEED standards or Green Building standards. Mr. Butz said they would be looking into it.

Mr. Cayer then moved to adjourn, Mr. Fields seconded and all voted in favor. The meeting adjourned at 8:00pm.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio



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Redevelopment Board Minutes 05/02/2011 Executive Session

Minutes of Monday, May 2, 2011,

2nd Floor Conference Room, Town Hall Annex

Executive Session, Arlington Redevelopment Board

Approved: 1-7-13

Members Present:~Michael Cayer, Ted Fields, Bruce Fitzsimmons (Chairman), Andy West, Christine Scypinski.

Having taken a roll call vote in open session, Mr. Fitzsimmons opened the Executive Session to discuss the purchase exchange or lease of real property, Symmes, including the Medical Office Building site. Mr. Fitzsimmons briefed the Board on activities of the working group, and meeting with Jefferson Apartment Group. The Board would request of the developers sufficient pro forma information for the Board to have the pro formas evaluated. The letter to PNC Bank would be sent to all the developers.

At 7:05PM a roll call vote was taken to go out of Executive Session, with Ms. Scypinski voting yes, Mr. Fields voting yes, Mr. Cayer voting yes, Mr. West voting yes, and Mr. Fitzsimmons voting yes.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio